



The
LEE, SHAW
Partnership

39 Essex Avenue
Kingswinford DY6 9RH

Semi-detached Bungalow in cul-de-sac location

This 2 Bedroom Semi-detached Bungalow with large Garage enjoys a prime cul-de-sac position off Ridge Road, in turning leading from Cot Lane, at this sought after location, well placed for Kingswinford and its range of amenities.

The Bungalow offers scope to further improve and update, ideal for those looking for a Bungalow to move into that they can personalise and make their own, in occupation.

With gas central heating, double glazing and comprising: Porch, Hall, Lounge, Kitchen, Utility, 2 Double Bedrooms and Shower Room. The Bungalow is further enhanced by a generous size Garage, Driveway parking and east facing Rear garden.

OVERALL, A BUNGALOW IN A GREAT LOCATION WITH MUCH POTENTIAL, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

There is a Porch Entrance with UPVC double glazed doors and obscure timber single glazed internal doors to:

Reception Hall with radiator, access to loft (with ladder and gas central heating boiler), Cupboard (with shelving) and doors to:

Bedroom 1 with UPVC double window and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Shower Room with white suite, corner shower cubicle with curved screen door and Gainsborough shower, bidet, pedestal basin, wc, radiator, tiled walls, obscure UPVC double glazed window and recessed ceiling lights.





No onward chain

Lounge having a mantel fireplace with hearth (gas fire is capped off), UPVC double glazed window to front and radiator.

Kitchen having a range of maple style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Neff built-in double oven with cupboard above below, Beko washer, Zanussi Integrated fridge, Neff gas hob with cooker hood over, tall cupboards with electric and gas meter, UPVC double glazed rear window, radiator and obscure UPVC double glazed door to:

Passageway/Utility with obscure UPVC double glazed door to front, tiled floor, worktop, rear UPVC double glazed door and window and door to Garage.



The Garage Is a generous size having electric shutter door, UPVC double glazed side fixed window, UPVC double glazed rear window, inspection pit, double wall cupboard, shelving and power points.

Rear Garden with paved pathway leading onto gently sloping lawn with borders, apple tree, side space with small lawn, wall to front and greenhouse.

At the front there is a wall, block paved Driveway, dividing gravel areas and front shrub border.



Tenure: Freehold. Construction: brick with a pitched tiled roof and Garage flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

- Porch

Hall

Lounge:
15'7" x 12'3" (4.77m x 3.73m)

Kitchen:
13'3" x 9'10" (4.04m x 3m)

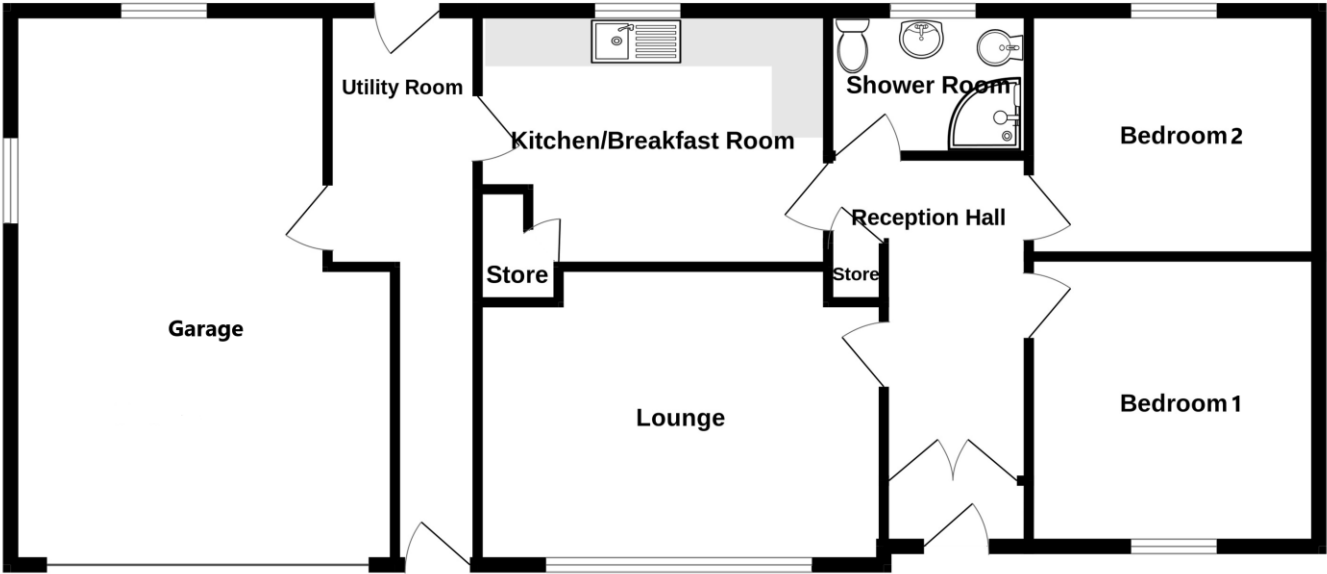
Utility:
10'4" x 5'9" (3.15m x 1.75m)

Garage:
22'3" max x 15'5" max (6.80m x 4.70m)

Bedroom 1:
12' x 11'1" (3.66m x 3.38m)

Bedroom 2:
11' x 9'5" (3.37m x 2.87m)

Shower Room:
7'4" x 5'5" (2.24m x 1.65m)



FLOOR
PLANS

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.